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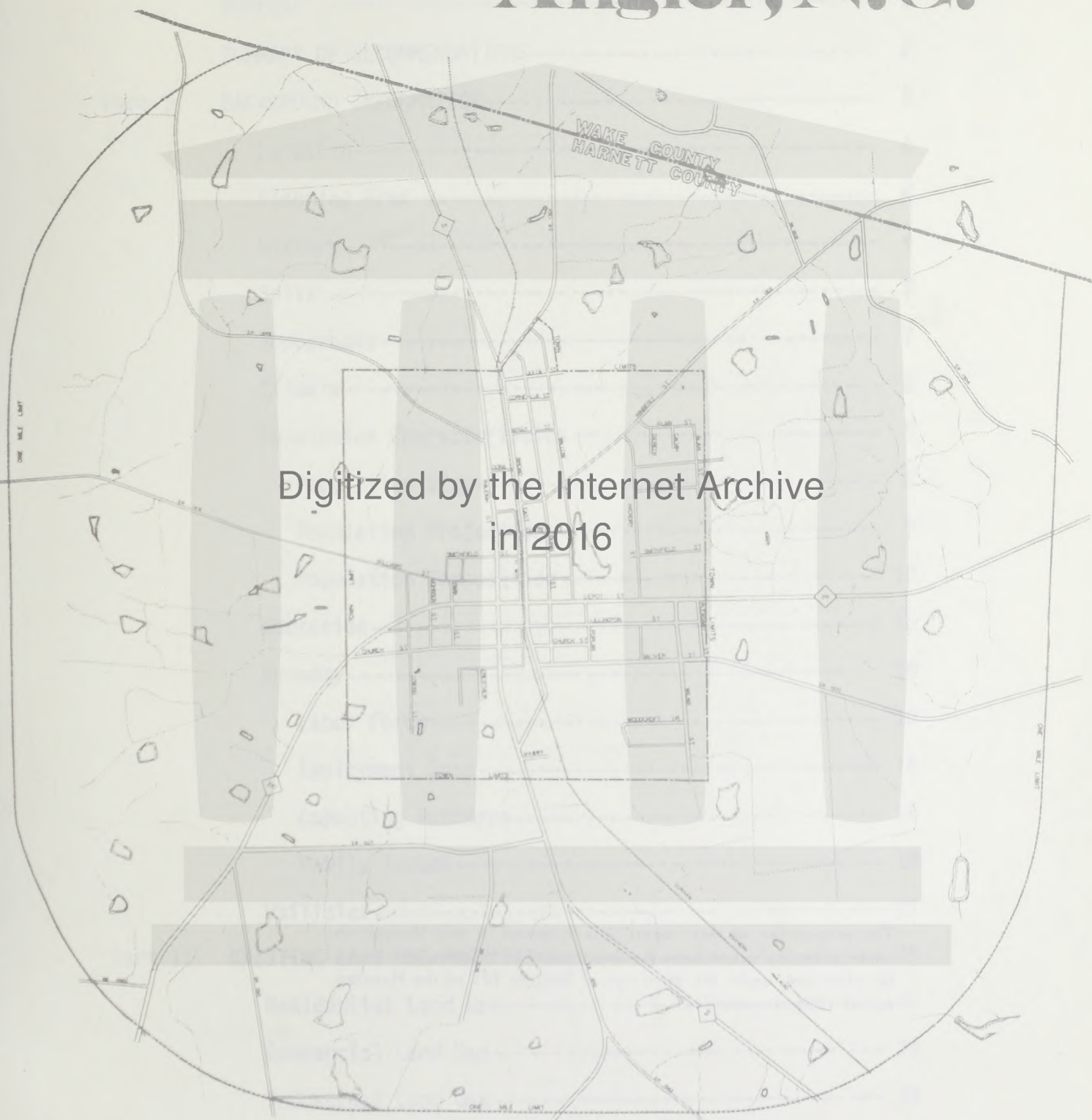
WAKE COUNTY
HARNETT COUNTY

CHURCH ST.
DEPOT ST.
MAIN ST.
MIDDLEFIELD ST.
BUTCHER ST.
LAWSON ST.
SILVER ST.
RODGERS ST.
GABRIEL ST.

ONE MILE UNIT

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Land Use Plan Angier, N.C.



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PURPOSE

A land use plan is designed to be a useful tool in helping shape the character and design of future growth in a given place. In such a plan, the physical, cultural, social, and economic characteristics of a community are examined to determine more about the people who reside there. The employment base and training of the available labor force are studied to learn more about the type of employers likely to be attracted to such a community. The soil characteristics and the lay of the land along with the sewer, water, and street systems are studied to determine where the town is best prepared to handle various types of growth and development.

This document, then, takes the mentioned elements, plus many others, and combines them into a land use plan that recommends the most appropriate uses of land within the planning area.

If implemented, this use plan should not only encourage growth in Angier but encourage growth and development that will make Angier a more desirable place in which to work and reside. Failure to follow the recommendations of this plan, however, can lead to needless inefficiency, waste, and destruction of the physical and natural resources of the town.

SUMMARY OF RECOMMENDATIONS

1. Dilapidated housing in the area south of Church Street and east of Raleigh Street should be rehabilitated or demolished.
2. Mobile homes should be located only in approved mobile home parks and not in a random fashion throughout the town and one mile area.
3. The stream basin in the northwestern portion of Angier and the stream basin extending from northern Angier through the town lake and south of town are environmentally sensitive areas that should be preserved in their existing natural state.
4. New residential development should be located in the area east of Willow Road to beyond the town limits and in the area south of Church Street and west of Raleigh Street. (Refer to the Residential Development Section for details).
5. New commercial development should be encouraged in the area north of State Route 1449 along Raleigh and Broad Streets. Additional areas for commercial growth include a site on the southern portion of town surrounded by McIver, Raleigh, and Broad Street; the downtown area; and the western side of Raleigh Street between State Route 1449 and Smithfield Street. (Refer to the Commercial Development Section for details).
6. Industrial growth should be encouraged adjacent to the existing sites and in a large area in the southern portion of Angier. (Refer to the Industrial Development Section for the details).
7. Recreational Development should occur in connection with new mobile home parks and residential subdivisions. (Refer to the Recreational Development Section for the details).

LOCATION

The town of Alcala is located in the northern half of the Province of Madrid, Spain, and is the principal urban center of the region. It is situated on the northern bank of the Tago River, approximately 100 kilometers north of Madrid. The town is located in the northern half of the Province of Madrid, Spain, and is the principal urban center of the region. It is situated on the northern bank of the Tago River, approximately 100 kilometers north of Madrid.

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PART I

BACKGROUND INFORMATION

The following information is provided for the purpose of background information. It is intended to provide a general overview of the situation in the region of Alcala, Spain, and is not intended to provide a detailed account of the events that have taken place.

APPENDIX

The history and development of Alcala, Madrid, Spain, is closely related to the development of the region and the Province of Madrid. The town of Alcala is located in the northern half of the Province of Madrid, Spain, and is the principal urban center of the region. It is situated on the northern bank of the Tago River, approximately 100 kilometers north of Madrid. The town is located in the northern half of the Province of Madrid, Spain, and is the principal urban center of the region. It is situated on the northern bank of the Tago River, approximately 100 kilometers north of Madrid.

LOCATION

The town of Angier is located in the northern section of Harnett County and is in the fertile tobacco land of central North Carolina, midway between New York and Jacksonville, Florida. (Refer to Figure 1.) Angier is twenty three miles from Raleigh, the state capital (population 121,031) and is surrounded by Durham (population 95,345), Chapel Hill (population 25,543), Fayetteville (population 53,510), Goldsboro (population 26,823), and Southern Pines, a well-known golf resort (population 5,970).

The Town is linked to these regional communities by a good transportation network. U.S. Highways 401 and 421 are located less than ten miles from Angier, while Interstate 95, U.S. Highway 1, and U.S. Highway 70 are less than twenty miles away. In addition to the highway connections, Angier is linked to the region by the Durham and Southern Railroad which has tracks running through the town. The good transportation system, along with the Town's central location, makes it a likely candidate for growth and development in the immediate future.

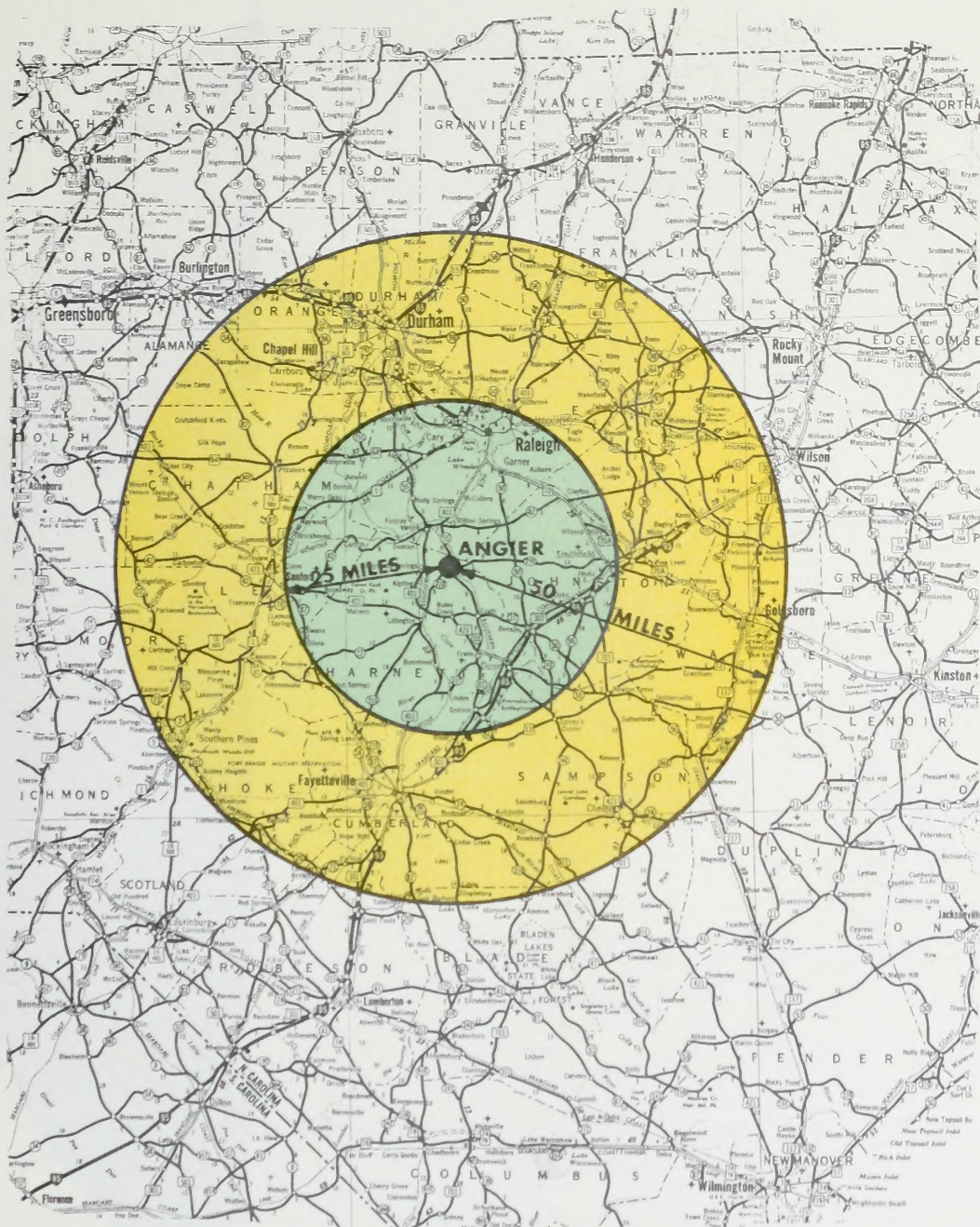
Note: Population figures are based on the 1970 Census.

PLANNING AREA

The planning area described in this plan includes the town of Angier and the land surrounding which extends to a distance of one mile in all directions. (Refer to Figure 2.) The extraterritorial area does not include that which crosses the county line into Wake County, within the one mile distance, however.

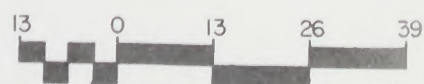
HISTORY

The history and development of Angier, North Carolina, is closely related to the construction of the Durham and Southern Railroad line. This railroad company, owned by Johnathan C. Angier (the Town's namesake), extended into the area to haul the lumber and logs being felled. Preceding the construction of the railroad and the development of the town of Angier, the area was inhabited by settlers of Scotch, Scotch-Irish, and English decent. These early settlers earned their livelihood by making turpentine from the pine trees. As the forests were eventually killed off, the settlers moved to other regions where they could follow their trade. The turpentine era was replaced by the sawmills and lumbermen. The standing timber remaining from the turpentine production provided ample resources to develop a large milling operation in the Fuquay-Angier area. The size of the lumbering operation attracted the

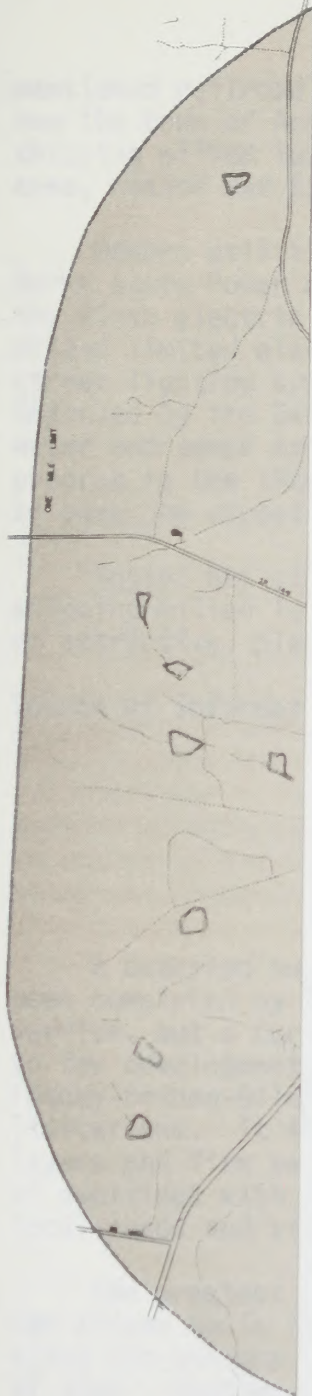


ANGIER, NORTH CAROLINA

REGIONAL SETTING



SCALE IN MILES



LEGEND

1	LAND
2	WATER
3	ONE MILE
4	ONE MILE
5	ONE MILE
6	ONE MILE
7	ONE MILE
8	ONE MILE
9	ONE MILE
10	ONE MILE
11	ONE MILE

THE PREPARATION OF THIS MAP WAS FINANCED BY A URBAN PLANNING GRANT FROM THE DEPT. OF HOUSING DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 702 OF THE ACT OF 1954, AS AMENDED.

AMSTER
HONOLULU

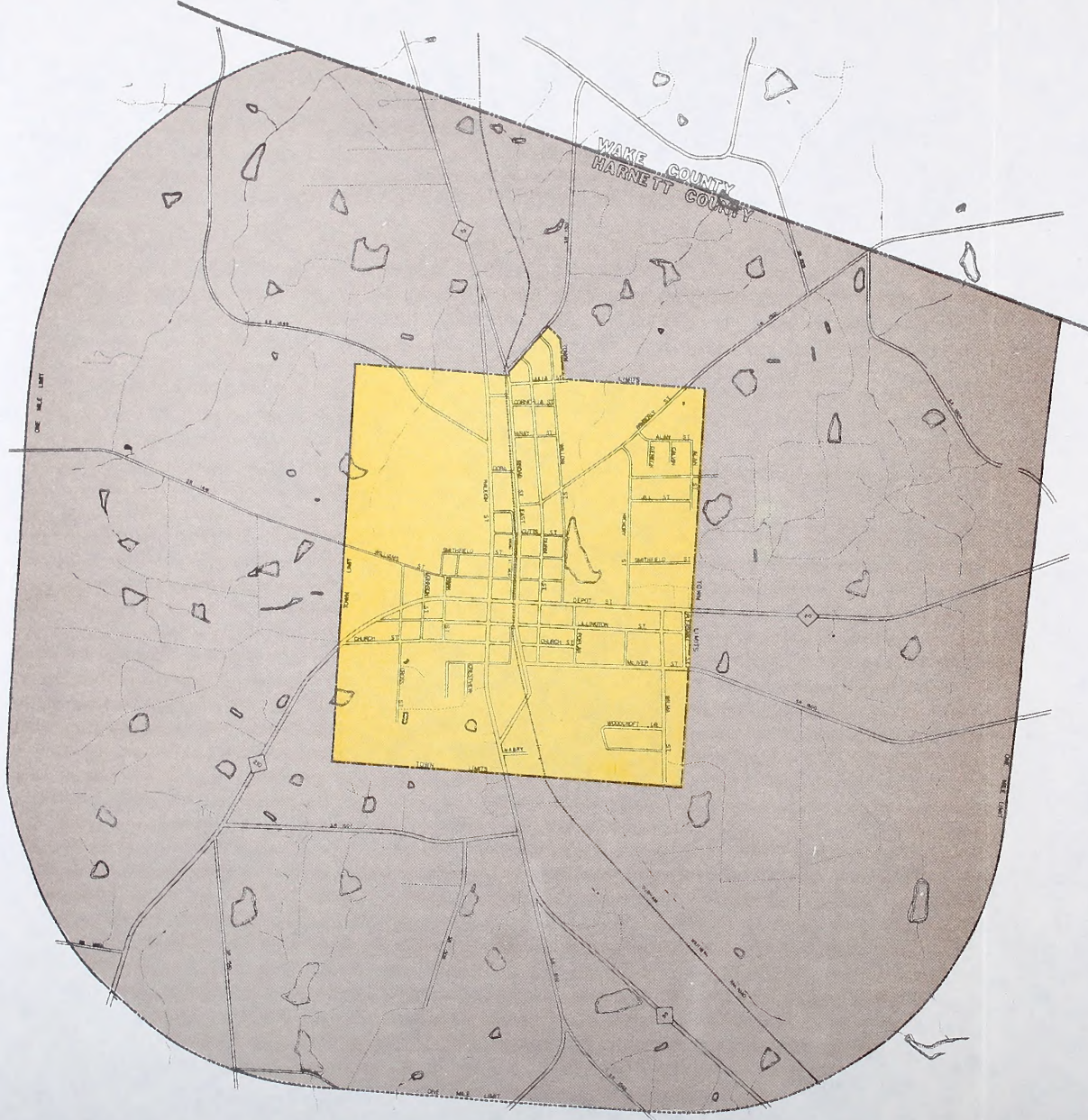


Figure 1

PLANNING AREA

LEGEND

- ANGIER
- EXTRA TERRITORIAL JURISDICTION AREA



ANGIER NORTH CAROLINA



GRAPHIC SCALE
MILES AND FEET

PREPARED BY: J. J. HARRISON, JR., PLANNING
CONSULTANT
LOCAL PLANNING AND DEVELOPMENT
DIVISION, 1978

LEGEND
 --- TOWN LIMITS
 --- PLANNING AREA LIMITS
 --- ROAD
 --- RAILROAD
 --- WATER

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPT. OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 702 OF THE HOUSING ACT OF 1954, AS AMENDED.

FIGURE 2

mentioned railroad. For a time the railroad line terminated at what is now the town of Angier. This settlement grew, becoming a center for shipping milled lumber. As the lumber industry began to decline in the area, cotton and tobacco production replaced it as the major occupation.

Modern utilities did not arrive at Angier until the 1920's. The North State Power and Light Company located in Fuquay Springs extended the first electric lines to Angier in 1920. This primitive system permitted limited electrical services to structures and permitted a limited street lighting system. This utility was eventually taken over and improved by the Carolina Power and Light Company. The initial public water and sewer system in Angier was constructed through a "New Deal" program in the 1930's. A few years later the Town voted to issue bonds to pave the streets in Angier.

Angier has come a long way since its early days as a center for shipping milled lumber. It has mellowed and matured with age to become an attractive, pleasant community in which to work and live.

Source of Information: Gregory, Ruth S.; Matthews, Linwood A.; and Pleasant, Betty C., The Voices of Yesteryear, (Angier, North Carolina, 1969).

SOILS

A detailed survey of soil characteristics in Angier has not yet been completed by the U.S. Department of Agriculture Soil Conservation Service, but a cursory examination indicates that the area is subject to few developmental constraints. The soil in Angier belongs to the Fuquay-Dothan-Gilead Association which is characterized by having moderate limitations. It is a well-drained soil type with thick sandy surface layers and firm sandy clay loam subsoils. It is good for construction of dwellings with public sewer hookups, small commercial buildings, local roads and streets, general agriculture, and parks.

The greatest development limitations in the town area occur along the stream basin flowing from north of Angier through the town park and along the eastern side of the Durham and Southern Railroad line south of town. Another stream basin beginning at State Highway 55 north of Angier and flowing west from town should be avoided. These areas are low and in some cases wet lands. Although much of the stream basin areas have been dredged, there still exists the possibility of property damage due to flooding and/or standing water in the areas.

TOPOGRAPHY

The town of Angier, with an elevation of 201 feet above sea level, is located in the Coastal Plain region of North Carolina. This area

is characterized as being relatively level land that is infrequently broken by higher terrace lands. In Angier and its planning area, however, there are no steeply, sloping banks, cliffs, or other topographic features that limit growth and development.

CLIMATE

The climate in Angier is characterized as being humid and sub-tropical with long, hot summers and relatively mild winters. Spring and autumn tend to be drawn out and quite pleasant.

The average 45.34 inches of annual precipitation in Angier is well distributed throughout the year. July has, on the average, the greatest amount of rainfall with 5.43 inches annually, and November has the least with 2.55 inches. Snowfall is light with less than three inches per year.

The prevailing wind direction in Angier is from the south-west with the highest mean speed occurring in the month of March and the lowest mean speed occurring in August. The highest wind velocity recorded in Harnett County to date, seventy three miles per hour, occurred in October, 1954. The strongest sustained winds that have occurred on an average of once every fifty years in the region in which Angier lies is eighty miles per hour. Buildings and structures located in Angier should be designed to withstand wind velocities of at least this speed.

POPULATION CHARACTERISTICS

Population Size

According to the U.S. Bureau of Census figures, the town of Angier had a 1970 population of 1431 people, which is a fourteen and sixtenths percent increase over the 1960 Census population of 1249 people. Although the 1970 population figures were accurate then, Angier has experienced additional growth in the five succeeding years. The North Carolina Department of Administration, Office of State Planning helps keep the figures more up to date by releasing annual population estimates. Their most recent figures for Angier reflect a 1974 population of 1,630 persons; a thirteen and ninetenths percent increase from 1970.

In addition to the population size of Angier, it is useful to know the number of residents in the extraterritorial jurisdiction area. Such an estimate indicates that roughly 701 persons reside within the area.* The population of Angier and its surrounding extraterritorial area, then, is approximately 2,331 persons.

*This figure was derived by multiplying the number of dwelling units in the area (221) by the average number of persons per household (3.17). The number of dwelling units was determined from a January, 1976 land use survey conducted by the N.C. Department of Natural and Economic Resources, Division of Community Assistance. The multiplying factor was furnished by Region "M" Council of Governments.

Population Projections

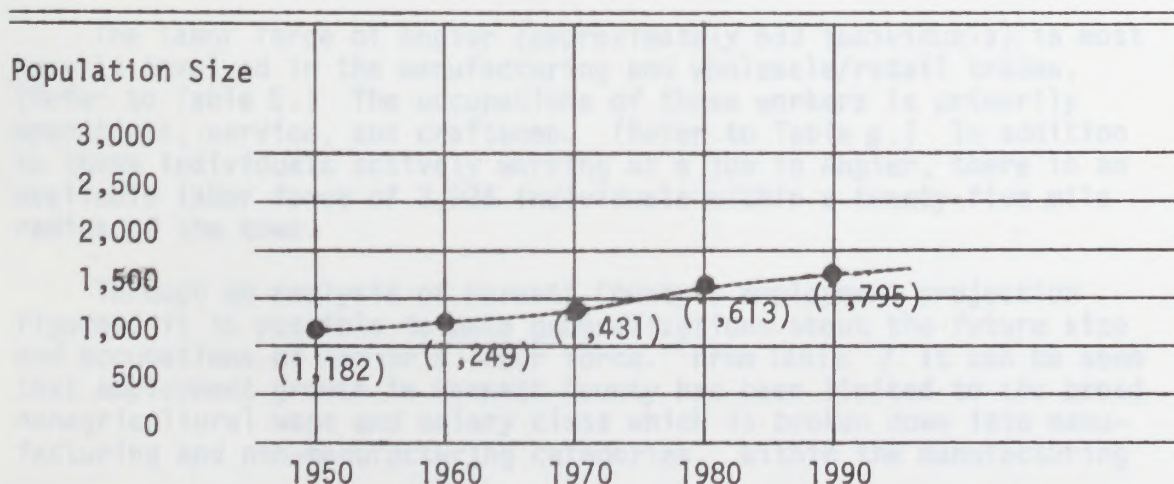
It is unlikely that population projections for a town the size of Angier will have a reliable degree of accuracy. There are so many external factors that can alter the actual population size from the projections. A single annexation, a new industry, or a change in commuting patterns could double the population overnight. Scientific accounting of birth rates, death rates, and migration trends cannot anticipate such external influences. For this reason the Office of State Planning, demographers, and planners prefer to avoid making projections for towns with populations of less than 25,000 people.

For purposes of this plan let us assume, however, that the population of Angier will continue to grow at a rate at least equal to the present level. There are several reasons why such an assumption can be made. With a driving distance of only twenty-three miles to Raleigh, Angier can expect an increase in commuter residents. The Town is located in a geographic region which has few developmental restraints. It is ideally located as a center for manufacturing and/or shipping. Finally, Angier has access to a good transportation system. These factors in combination with the town's attractive appearance and outgoing citizens suggest that Angier will continue to grow in the future.

For the sake of example only, a simple line projection is presented to give an idea of what the future population size of Angier will be if existing factors remain constant over time. As mentioned earlier, this is a fairly unlikely condition.

TABLE 1

POPULATION PROJECTION CHART
ANGIER, NORTH CAROLINA



Source: North Carolina Department of Natural and Economic Resources, Division of Community Assistance, (Fayetteville, 1976).

Population Composition

The residents of Angier are predominantly white Protestants of Scotch and English ancestry. In 1970 the town's population of 1431 persons was composed of 1265 white (88%) and 164 blacks (12%). There is a fairly equal number of males and females in the town with 772 females and 657 males. There is a nearly equal distribution of individuals in each of the age groups represented in Angier. The largest number of people are contained in the thirty-five to sixty-four age group and the less than one to seventeen years age group. The smallest number of individuals is found in the sixty-five and older group and the eighteen to thirty-four age group. Smaller numbers in these groups are due to deaths in the elderly age group and out-migration due to few jobs for the younger group. (Refer to Table 2.)

Education

Although Angier has an adequate school system and good access to many colleges and universities in the area, the median number of school years completed by Angier residents is lower than the figures for Harnett County and the State of North Carolina. (Refer to Tables 3 & 4.) The reason for Angier's median figure being lower than the County and State figures is that both the County and State have a higher percentage of people with high school diplomas and college degrees. On the positive side, Angier has a lower percentage of people with less than an eighth grade education than does the County and State. Sixty-five percent of Angier's residents twenty-five years of age and older have attended at least nine years of school or more. Even though Angier's median school years completed figure is lower than the County's and State's, Angier's residents have achieved a respectable level of education.

ECONOMY

Labor Force

The labor force of Angier (approximately 633 individuals) is most heavily involved in the manufacturing and wholesale/retail trades. (Refer to Table 5.) The occupations of these workers is primarily operatives, service, and craftsmen. (Refer to Table 6.) In addition to these individuals actively working at a job in Angier, there is an available labor force of 3,925 individuals within a twenty-five mile radius of the town.

Through an analysis of Harnett County's employment projection figures, it is possible to make generalizations about the future size and occupations of Angier's labor force. From Table 7 it can be seen that employment growth in Harnett County has been limited to the broad nonagricultural wage and salary class which is broken down into manufacturing and non-manufacturing categories. Within the manufacturing

TABLE 2
POPULATION COMPOSITION

Age	Total Male	Total Female	White Male	White Female	Black Male	Black Female
0-2	32	31	28	31	4	0
3-4	26	32	18	26	8	6
5	14	7	14	7	0	0
6	0	20	0	15	0	5
7-9	61	28	54	21	7	7
10-13	50	72	38	72	12	0
14	19	9	11	9	8	0
15	12	14	12	14	0	0
16	22	23	22	23	0	0
17	10	12	10	12	0	0
18	0	10	0	10	0	0
19	10	16	10	11	0	5
20	10	4	10	4	0	0
21	5	15	5	6	0	9
22-24	26	44	22	37	4	7
25-34	71	72	65	68	6	4
35-44	112	112	105	93	7	19
45-54	67	79	56	69	11	10
55-59	29	52	25	47	4	5
60-61	6	11	6	11	0	0
62-64	20	20	14	15	6	5
65-74	38	53	33	53	5	0
75 & over	17	36	17	36	0	0
TOTALS	657	772	575	690	82	82

Source: U.S. Bureau of Census, General Social and Economic Characteristic, PC(1) C35, (Washington, 1970).

TABLE 3
YEARS OF SCHOOL COMPLETED

TOTAL NUMBER OF PERSONS 25 YEARS AND OVER	ANGIER		HARNETT COUNTY		STATE OF NORTH CAROLINA	
	795		25,153		2,646,272	
	Number of Years	%	Number of Years	%	Number of Years	%
No School Completed	0	0%	466	1.9%	51,799	2%
Elementary: 1-7 years	201	25%	7,498	29.9%	698,067	27%
8 years	78	10%	2,486	9.9%	233,367	9%
High School: 1-3 years	347	44%	7,582	30.1%	645,089	24%
4 years	114	14%	4,401	17.4%	572,928	22%
College: 1-3 years	37	5%	1,539	6.1%	221,396	8%
4 years or more	18	2%	1,201	4.1%	223,626	8%
Median School Years Completed	9		9.8		10.6	

Source: U.S. Bureau of Census, General Social and Economic Characteristics, PC(1) C35, (Washington, 1970).

TABLE 4
EDUCATIONAL FACILITIES
(IN HARNETT COUNTY)

Public Elementary Schools	18
Public High Schools	10
Private Schools	1
Total Student Enrollment	12,177
Pupil to Teacher Ratio	21-1
Cost of Education per Pupil	\$790.00

Three Consolidated High Schools to be Built in the County

Colleges and Universities Within 30 Mile Radius of Angier

Campbell College, Buies Creek
 Fayetteville State University, Fayetteville
 Heritage Bible College, Dunn
 Meredith College, Raleigh
 Methodist College, Fayetteville
 North Carolina State University, Raleigh
 Peace College, Raleigh
 Saint Augustine College, Raleigh
 Saint Mary's College, Raleigh

Business Colleges Within 30 Mile Radius of Angier

Fayetteville Technical Institute, Fayetteville
 Hardbarger's, Raleigh
 King's, Raleigh
 LaFayette College, Fayetteville
 La Salle Extension University, Fayetteville
 Sampson Technical Institute, Clinton
 Sanford Business College, Sanford
 Wake Technical Institute, Near Raleigh

Source: North Carolina Department of Natural and Economic Resources,
Angier Community Audit, (Fayetteville, 1976).

TABLE 5

EMPLOYMENT BY INDUSTRY

	Number	Percent of Total
Construction	53	8.37
Manufacturing	151	23.85
Durable goods	62	9.78
Transportation	10	1.58
Communications, Utility, Sanitary Services	0	0
Wholesale and retail	147	23.22
Finance, insurance, business	34	5.37
Other professional services	4	.63
Educational services	50	7.90
Public administration	56	8.85
Other industries	66	10.43
Totals	633	100.00%

Source: US Bureau of the Census, General Social and Economic Characteristics, PC (1) C35, (Washington, 1970).

Construction

Manufacturing

Transportation

Trade

Communication

Health

Education

Government

Other

Unemployed

Retired

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

TABLE 6

EMPLOYMENT BY OCCUPATION

	Number	Percent of Total
Professional, Technical, and Kindred	33	5.78
Farmers and Farm Managers	9	1.58
Managers, Officials, Proprietors	62	10.86
Clerical and Kindred	54	9.46
Sales Workers	47	8.22
Craftsmen, Foremen, Etc.	85	14.89
Operatives and Kindred	152	26.62
Service (including household)	89	15.59
Farm Laborers and Foremen	4	.70
Laborers (excluding farm and mine)	36	6.30
Totals	571	100.00%

Source: US Bureau of the Census, General Social and Economic Characteristics, PC (1) C35, (Washington, 1970).

Source

1911-1912

1912-1913

1913-1914

1914-1915

1915-1916

1916-1917

1917-1918

1918-1919

1919-1920

1920-1921

1921-1922

1922-1923

1923-1924

1924-1925

1925-1926

1926-1927

1927-1928

1928-1929

1929-1930

1930-1931

1931-1932

1932-1933

sector the most significant employment growth has occurred in the textile and apparel industry. Retail trade, services, and government account for most of the employment growth within the non-manufacturing category.

If these employment trends continue in Harnett County, as reflected by Table 7 , a growing rate of Angier's labor force will probably be employed in the textile/apparel industries, retail trade area, and government services.

Employment Base

The employment base of Angier is composed of small stores, shops, and three operating manufacturing plants. The manufacturing plants include Angier Knitting Mills which manufactures knits and employs 43 people; Blue Bell which manufactures shirts and employs 125 people; and Sorensen Christian which manufactures athletic equipment and employs 20 people. A modern plant building built by the Comm/Scope Company is available for immediate occupancy by a new employer.

Angier has been designated a "Governor's Award Community" by the Commerce and Industry Division of North Carolina Department of Natural and Economic Resources. This means that the Commerce and Industry Division is actively working to encourage companies to locate new manufacturing plants in Angier. Due to its geographic location and efforts by the Commerce and Industry Division, Angier should experience growth in its employment base over the next several years.

Commuting Patterns

Since there are a limited number of jobs in Angier, residents are often required to travel beyond the town and county limits to find employment. Commuting, then, has a significant bearing on the local economy of Angier. In analysing the commuting patterns, it is necessary to look at the data for Harnett County, however, since information is usually not detailed for small towns. Table 8 provides a comparison of 1960 and 1970 commuting patterns for Harnett County. Between 1960 and 1970, out-commuting nearly doubled, while in-commuting made only a marginal increase. The implication of the commuting figures for Harnett County and Angier is that expansion in the employment base has not kept pace with growth in the County's labor force. A greater number of Harnett County and Angier residents, then, are forced to commute to other counties for work.

Family Income

The median family income of Angier is slightly higher than the median income figure for Harnett County. However, it is eighteen percent lower than the median family income for the State of North Carolina. (Refer to Table 9 .) This difference in incomes becomes more understandable upon a comparison of Harnett County and State weekly wage rates for different

sector of the
textile and
account for
category

by the
government

Employment

three
And the
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Comparison

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TABLE 7
EMPLOYMENT BY INDUSTRY, HARNETT COUNTY

	<u>1962</u>	<u>1970</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Employment, Total 1/	15,100	15,850	16,800	17,350	17,500	19,600	23,550	27,900
Agricultural	4,800	2,950	2,800	2,750	2,700	2,450	2,100	1,700
Nonag. Wage & Salary	8,100	10,850	11,800	12,600	12,800	15,200	19,600	24,500
All Other Nonag. 2/	2,200	2,050	2,200	2,200	2,000	1,950	1,850	1,700
Manufacturing	3,050	3,850	4,700	5,100	5,100	6,400	8,700	11,750
Ordnance	-	-	-	-	-	-	-	-
Food	300	300	400	450	450	550	700	950
Tobacco	*	*	*	*	*	*	-	-
Textile	1,600	1,850	2,200	2,350	2,250	2,400	2,650	3,200
Apparel	650	1,100	1,350	1,350	1,450	2,050	2,800	3,900
Lumber & Wood	150	50	150	150	150	100	100	100
Furniture & Fixtures	*	50	50	50	50	50	100	100
Paper	*	-	-	-	-	-	50	100
Printing & Publishing	*	50	50	50	50	50	100	100
Chemicals	150	-	-	-	-	100	150	200
Petroleum	-	-	-	-	-	-	-	-
Rubber	-	-	-	-	-	-	-	-
Leather	-	-	-	-	-	-	-	50
Stone, Clay & Glass	150	50	100	100	100	100	200	200
Primary Metal	-	50	50	100	100	200	400	750
Fabricated Metal	-	-	-	-	-	50	150	200
Nonelec. Machinery	50	50	50	50	50	50	100	200
Electrical Machinery	-	200	200	250	250	350	550	800
Trans. Equipment	-	100	100	200	200	300	550	750
Instruments	-	-	-	-	-	-	-	-
Miscellaneous	-	*	*	*	*	-	-	-
Nonmanufacturing	5,050	7,000	7,100	7,500	7,700	8,800	10,900	12,750
Construction	650	650	550	650	600	600	600	600
T.C.U. 3/	200	250	250	250	250	250	300	300
Wholesale Trade	250	350	400	450	450	500	700	950
Retail Trade	1,350	1,900	2,050	2,150	2,200	2,600	3,250	3,750
F.I.R.E. 4/	250	300	300	300	350	350	400	450
Services	1,050	1,650	1,600	1,800	1,800	2,050	2,500	2,850
Government	1,150	1,750	1,800	1,750	1,900	2,300	2,950	3,650
Other Nonmanufacturing 5/	150	150	150	150	150	150	200	200

TABLE 7
EMPLOYMENT BY INDUSTRY, HARNETT COUNTY

- 1/ Employment data by place-of-work.
- 2/ Includes Nonagricultural self-employed workers, unpaid family workers, and domestic workers in private households.
- 3/ Transportation, Communications, and Public Utilities.
- 4/ Finance, Insurance, and Real Estate.
- 5/ Includes Agricultural services, forestry, fisheries, and mining

Note: "-" signifies zero, "*" means the base employment figure is less than 25.

Source: Employment Security Commission of North Carolina, Bureau of Employment Security Research, North Carolina Labor Force Estimates, (Raleigh, November, 1974), Estimates by Region "M" Council of Governments.

TABLE 8
COMMUTING PATTERNS FOR HARNETT COUNTY

<u>County</u>	1960		1970	
	<u>Out- Commuting</u>	<u>In- Commuting</u>	<u>Out- Commuting</u>	<u>In- Commuting</u>
Alamance	0	0	4	-
Chatham	25	19	37	0
Cumberland	1,039	218	2,372	302
(Fayetteville City)	(--)	(--)	(595)	(--)
Durham	23	--	57	--
(Durham City)	(--)	(--)	(49)	(--)
Guilford	29	--	0	0
Hoke	4	4	16	20
Johnston	227	251	272	360
Lee	1,042	52	1,402	85
Moore	12	29	70	80
Orange	0	0	18	--
Randolph	0	0	8	--
Sampson	62	437	58	672
Wake	964	142	1,869	163
(Raleigh City)	(--)	(--)	(1,174)	(--)
Wayne	0	0	7	8
Elsewhere	210	170	200	231
Total Commuters	3,637	1,322	6,390	1,921
Number of People Living & Working in Harnett Co.	11,698		12,557	
Number of Employed Residents	15,335		18,947	
Number of Persons Working in Harnett Co.	13,020		14,478	
Net Commuting - Gain (+) of Loss (-)	-2,315		-4,469	

Source: Employment Security Commission of North Carolina, Bureau of Employment Security Research, (Raleigh, 1974).

County

Alamance
Chatham
Cumberland
(Payette)
Durham
(Durham City)
Gulfport
Hoke
Johnston
Lee
Moore
Orange
Randolph
Sampson
Wake
(Raleigh)
Wayne
Zieglerville

Total

Number of
Working

Number of

Number
In

Net
Loss

Source:
2000

TABLE 9
INCOME OF FAMILIES AND UNRELATED INDIVIDUALS

Income	State of North Carolina		Harnett County		Angier	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
All Families	1,292,466	100%	12,635	100%	395	100%
Less than \$1,000	44,260	3.4%	450	3.6%	22	5.57%
\$1,000 - \$1,999	70,298	5.4%	1,047	8.3%	32	8.10%
\$2,000 - \$2,999	73,770	5.7%	925	7.3%	37	9.37%
\$3,000 - \$3,999	83,990	6.5%	964	7.6%	27	6.84%
\$4,000 - \$4,999	92,459	7.2	1,272	10%	27	6.84%
\$5,000 - \$5,999	103,686	8%	1,263	10%	33	8.35%
\$6,000 - \$6,999	100,265	7.8%	1,139	9%	41	10.38%
\$7,000 - \$7,999	100,136	7.7%	1,047	8.3%	18	4.56%
\$8,000 - \$8,999	98,503	7.6%	1,020	8.1%	47	11.90%
\$9,000 - \$9,999	88,761	6.9%	729	5.8%	20	5.06%
\$10,000 - \$11,999	151,004	11.7%	1,145	9.1%	39	9.87%
\$12,000 - \$14,999	136,381	10.6%	824	6.5%	30	7.59%
\$15,000 - \$24,999	116,154	9%	657	5.2%	22	5.57%
\$25,000 - \$49,999	26,430	2%	127	1%	0	0
\$50,000 or More	6,369	.5%	26	.2%	0	0
Median Income	\$7,774		\$6,348		\$6,480	

Source: U.S. Bureau of Census, General Population Characteristics, (Washington, 1970).

Income

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occupations. (Refer to Table 10.) Harnett County workers are paid less in each occupational category than their counterparts are paid throughout the State. This difference is most acute in the construction industry. Construction workers in Harnett County are paid approximately fifty-two percent less than the State average for this kind of work.

Poverty in Angier is at a level that warrants some attention. Fully twenty-two percent of Angier's families earn below poverty level incomes. Of these families, ninety-one percent receive no public assistance of any kind. (Refer to Table 11.)

UTILITIES

Electric Power

Electric power is furnished to the town of Angier by the Carolina Power and Light Company.

Natural Gas

Natural gas is not available in Angier.

Telephone

Angier is served by the United Telephone Company

Water System

The water system of Angier consists of four wells 300 feet deep with a combined capacity of 331,200 gallons per day, a small water treatment plant for iron removal, a looped system of primarily six and eight inch diameter mains, and a water storage capacity of 900,000 gallons. (Refer to Figure 3.)

The existing water system serves the entire town and certain areas outside the town limits to the north and south of Angier. There are no plans to expand Angier's existing water system; however, Angier has been included in the Northeast Harnett County Metropolitan Water District which is considering an area wide water system to serve Angier, Buies Creek, Coats, and Lillington. Such a water district would guarantee an adequate quantity and quality of water to meet Angier's future water needs.

Sewer System

The town of Angier has completed work on a sewer system that services the entire developed area within the town limits. (Refer to Figure 4.) This gravity flow system is tied into a nine year old secondary treatment plant with a design capacity of 250,000 gallons of wastewater per day. Since the average daily volume is 150,000 gallons, there is a reserve capacity of 100,000 gallons per day. Additional growth in Angier can be accommodated by the existing wastewater treatment plant.

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TABLE 10
AVERAGE WEEKLY WAGES THROUGH THIRD QUARTER 1973

Classification	Statewide	Harnett County	Dollar Difference	% Difference
Average weekly wages all employment	\$132.72	\$106.77	\$25.95	24.3%
Construction	143.37	94.39	48.98	51.9%
Manufacturing	132.92	114.49	18.43	16.1%
Transportation, Comm., and Utilities	179.54	134.90	44.64	33.1%
Trade	120.28	96.70	23.58	24.4%

Source: Employment Security Commission of North Carolina Bureau of Employment Security Research, North Carolina Labor Force Estimates, (Raleigh, November, 1974).

TABLE 11
FAMILIES BY POVERTY STATUS AND PUBLIC ASSISTANCE

	Above Poverty Level	Below Poverty Level	Total
Receiving Public Assistance	10	8	18 (5%)
Not Receiving Public Assistance	299	78	377 (95%)
Total	309 (78%)	86 (22%)	395

Source: U.S. Bureau of the Census, General Social and Economic Characteristics, PC (1) C35, (Washington, 1970).

Page 1

1. General

Average

Control

Minimum

Treatment

and

Trace



LEGEND

— ONE MILE LIMIT

— ROAD

— BUILDING

— ISLAND

— PENINSULA

— COASTLINE

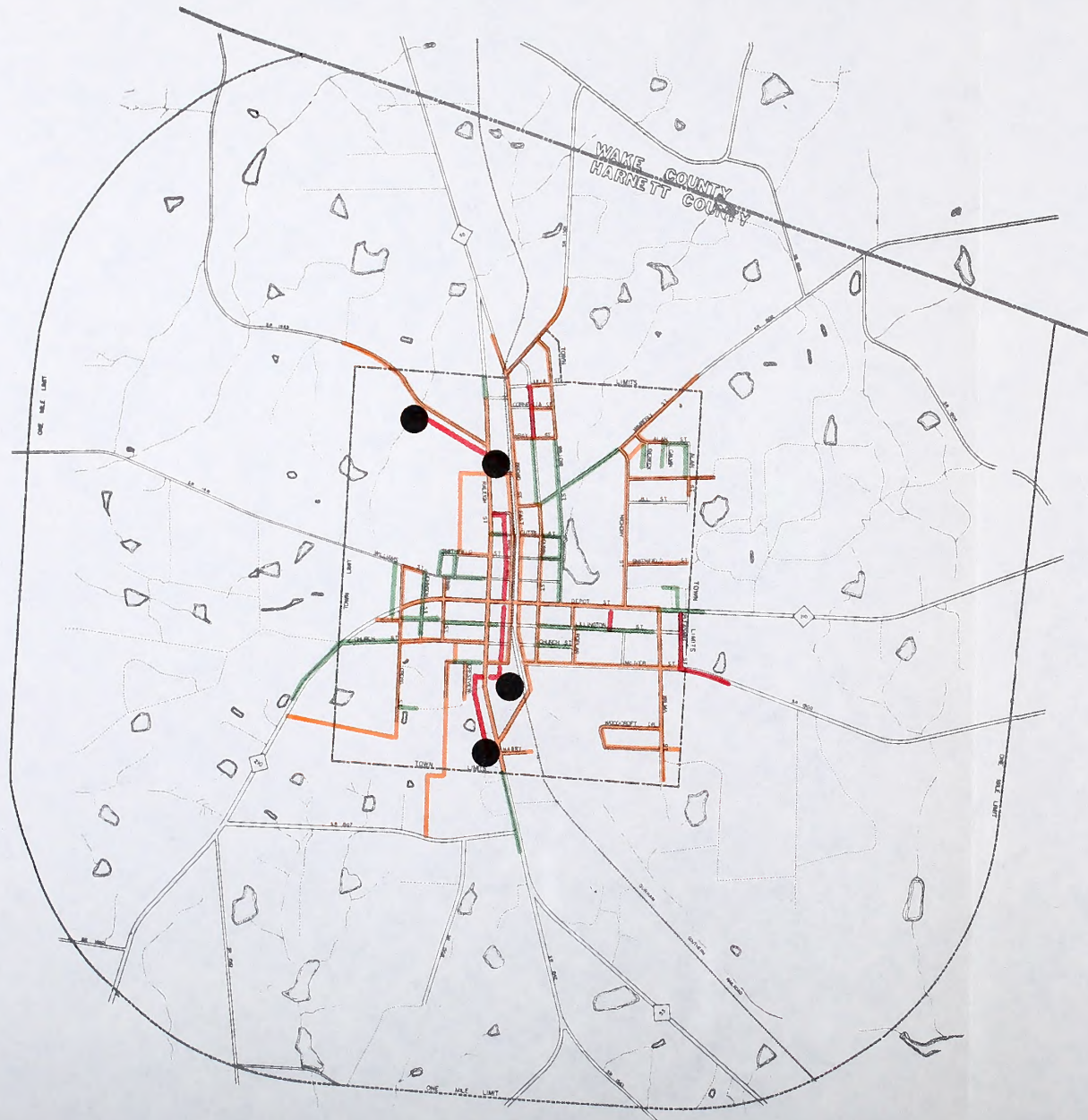
THE PREPARATION OF THIS MAP WAS FINANCED IN
 PART BY THE DEPT. OF THE INTERIOR, U.S. GOVT.
 DEVELOPMENT, UNDER THE PROVISIONS OF SECTION
 1061, ACT OF 1906, AS AMENDED.

AMERICAN

ENGINEERING & SURVEYING



FIGURE 2



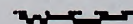
EXISTING WATER FACILITIES

LEGEND

- 6" AND GREATER DIAMETER WATER LINES
- 4" DIAMETER WATER LINES
- 2" DIAMETER AND LESS WATER LINES
- EXISTING WELLS

ANGIER

NORTH CAROLINA



GRAPHIC SCALE
MILES, FEET

DATE OF ALL INFORMATION ON WHICH THIS MAP IS BASED
DATE OF MAP
DATE OF REVISION

LEGEND

- TOWN LIMIT
- ONE MILE LIMIT
- ROAD
- RAILROAD
- POWER LINE

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPT. OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 702 OF THE HOUSING ACT OF 1954, AS AMENDED.

FIGURE 3



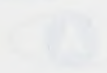
LEGEND

- ONE MILE LIMIT
- ROAD
- BUILDING
- OTHER STRUCTURE

THE PREPARATION OF THIS MAP WAS FINANCED BY
 GRANT PLANNING BOARD FROM THE DEPT. OF INTERIOR
 DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 10
 OF THE ACT OF 1906, AS AMENDED.

EXISTING SURVEY SYSTEM

AMERICAN
 ENGINEERING COMPANY



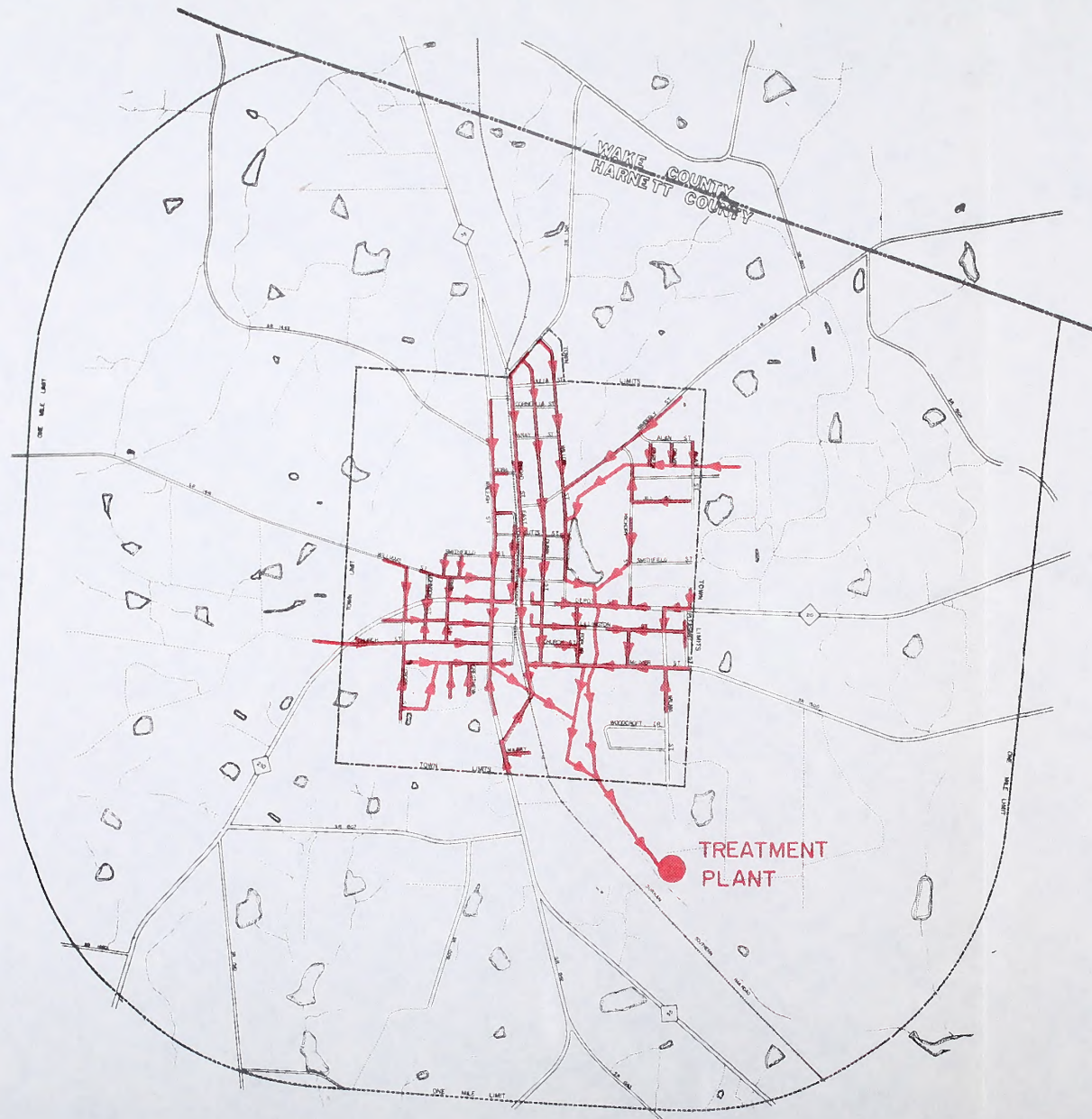
WASHINGTON, D. C.

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EXISTING SANITARY SEWER SYSTEM



ANGIER

NORTH CAROLINA



GRAPHIC SCALE
NOVEMBER, 1975

PREPARED BY J. J. HARRIS, JR., CIVIL ENGINEER
LOCAL ENGINEERING AND SURVEYING
FIRM, INC.

FIGURE 4

LEGEND

ONE MILE LIMIT
TOWN LIMITS
COUNTY BOUNDARY
STATE HIGHWAY
LOCAL ROAD
TOWN BOUNDARY & MAPS, 1975

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPT. OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1964, AS AMENDED.

This section of the plan is designed to review the existing conditions and land uses within Angier. Such a review is important to get a better understanding of where the town is and where it is going. With this knowledge, it is then possible to make recommendations that will help guide Angier in accomplishing more efficient and suitable new development.

RESIDENTIAL LAND USE

The greatest percentage of developed land within Angier and its immediate planning area is composed of residential use. The older residential areas toward the center of town have remained largely unchanged for a number of years. There has been little commercial or industrial intrusion in established neighborhoods, and there is little evidence of overcrowding or squalid conditions. New residential development has occurred and is occurring along the entire western side of Angier. This development has included houses in the price range of approximately \$25,000 to \$40,000. Some residential growth has also been occurring in the southwestern portion of Angier. This development has been in the form of mobile homes and less expensive frame houses. Although this development has not been at the quality of the earlier areas, it serves the housing needs of the low and moderate income residents of the community. Outside the town limits of Angier, no residential development has occurred along the various secondary roads serving the town. Only an occasional farm house may be found located near the road. Most of the residential construction outside of Angier has occurred along SR 1491 west of town and SR 210 south-west of town.

PART II

EXISTING LAND USE ANALYSIS

The undesirable housing conditions have been observed in the town - dilapidated houses and the location of mobile homes on vacant lots in residential areas. Several dilapidated houses exist in a small area south of Church Street and west of Raleigh Street. These houses pose a threat to the health, safety, and general welfare of both the residents of the houses and the community at large. An effort should be made by the county to either rehabilitate the structures or demolish them. Approximately thirty mobile homes have been located on individual lots throughout the residential area west of Church Street and south of Depot Street. Arranged in this manner, mobile homes adversely affect property values and the quality of residential neighborhoods. Future mobile homes should be located in approved mobile home parks.

In addition to considering the type and location of housing, it is important to consider the housing characteristics as well. Within Angier and the surrounding six mile area, there are approximately 544 dwelling units. Fifty-three percent of these structures are owner-occupied, a factor that contributes to the stability and relatively quiet condition of the community. Fully sixty-one percent of the white residents own the house they live in, but only twenty-nine percent of the blacks own their homes. (Refer to Table 12.) According to the 1975 Census, the median value of owner occupied housing (\$13,000) was eighteen percent lower than the

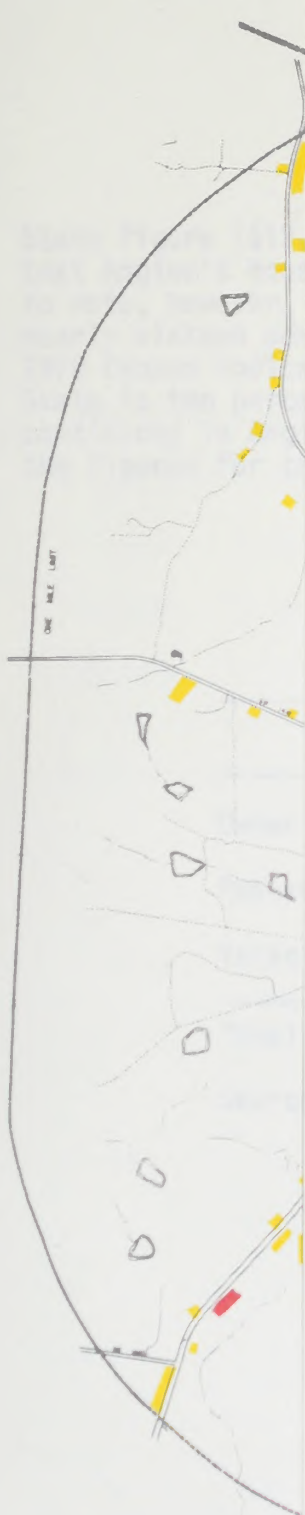
This section of the plan is designed to review the existing conditions and land uses within Angier. Such a review is important to get a better understanding of where the town is and where it is going. With this knowledge, it is then possible to make recommendations that will help guide Angier in accomplishing more efficient and suitable new development.

RESIDENTIAL LAND USE

The greatest percentage of developed land within Angier and its one-mile planning area is composed of residential use. The older residential areas toward the center of town have remained largely unchanged for a number of years. There has been little commercial or industrial intrusion in established neighborhoods, and there is little evidence of spreading blighted conditions. New residential development has occurred and is occurring along the entire eastern side of Angier. This development has included houses in the price range of approximately \$25,000 to \$50,000. Some residential growth has also been occurring in the southwestern portion of Angier. This development has been in the form of mobile homes and less expensive frame houses. Although this development has not been of the quality of the eastern areas of Angier, it serves the housing needs of the low and moderate income residents of the community. Outside the town limits of Angier, residential development has occurred along the various secondary roads serving the town. Only an occasional farm house may be found located away from the roads. Most of the residential construction outside of Angier has occurred along SR 1441 west of town and SR 210 southwest of town.

Two undesirable housing conditions have been observed in the town - dilapidated housing and the location of mobile homes on random lots in residential areas. Several dilapidated houses exist in a small area south of Church Street and east of Raleigh Street. These houses pose a threat to the health, safety, and general welfare of both the residents of the houses and the community at large. An effort should be made by the owners to either rehabilitate the structures or demolish them. Approximately thirty mobile homes have been located on individual lots throughout the residential area west of Broad Street and south of Depot Street. Arranged in this manner, mobile homes adversely effect property values and the quality of residential neighborhoods. Future mobile homes should be located in approved mobile home parks.

In addition to examining the type and location of housing, it is important to examine the housing characteristics as well. Within Angier and the surrounding one mile area, there are approximately 584 dwelling units. Fifty-three percent of these structures are owner-occupied, a factor that contributes to the stability and relatively good condition of the community. Fully sixty-one percent of the white residents own the house they live in, but only twenty-nine percent of the blacks own their house. (Refer to Table 12.) According to the 1970 Census, the median value of owner occupied housing (\$10,500) was eighteen percent lower than the



LEGEND

1. 100' LIMIT
 2. 200' LIMIT
 3. 300' LIMIT
 4. 400' LIMIT
 5. 500' LIMIT
 6. 600' LIMIT
 7. 700' LIMIT
 8. 800' LIMIT
 9. 900' LIMIT
 10. 1000' LIMIT

THE PREPARATION OF THIS MAP WAS FINANCED IN ITS
 WHOLE BY THE DEPT. OF AGRICULTURE, UNDER THE
 PROVISIONS OF SECTION 100 OF THE ACT OF 1904, AS AMENDED.

ANGIER
 NORTH CAROLINA



U.S. GEOLOGICAL SURVEY

WATER RESOURCES DIVISION

WATER RESOURCES DIVISION

WATER RESOURCES DIVISION

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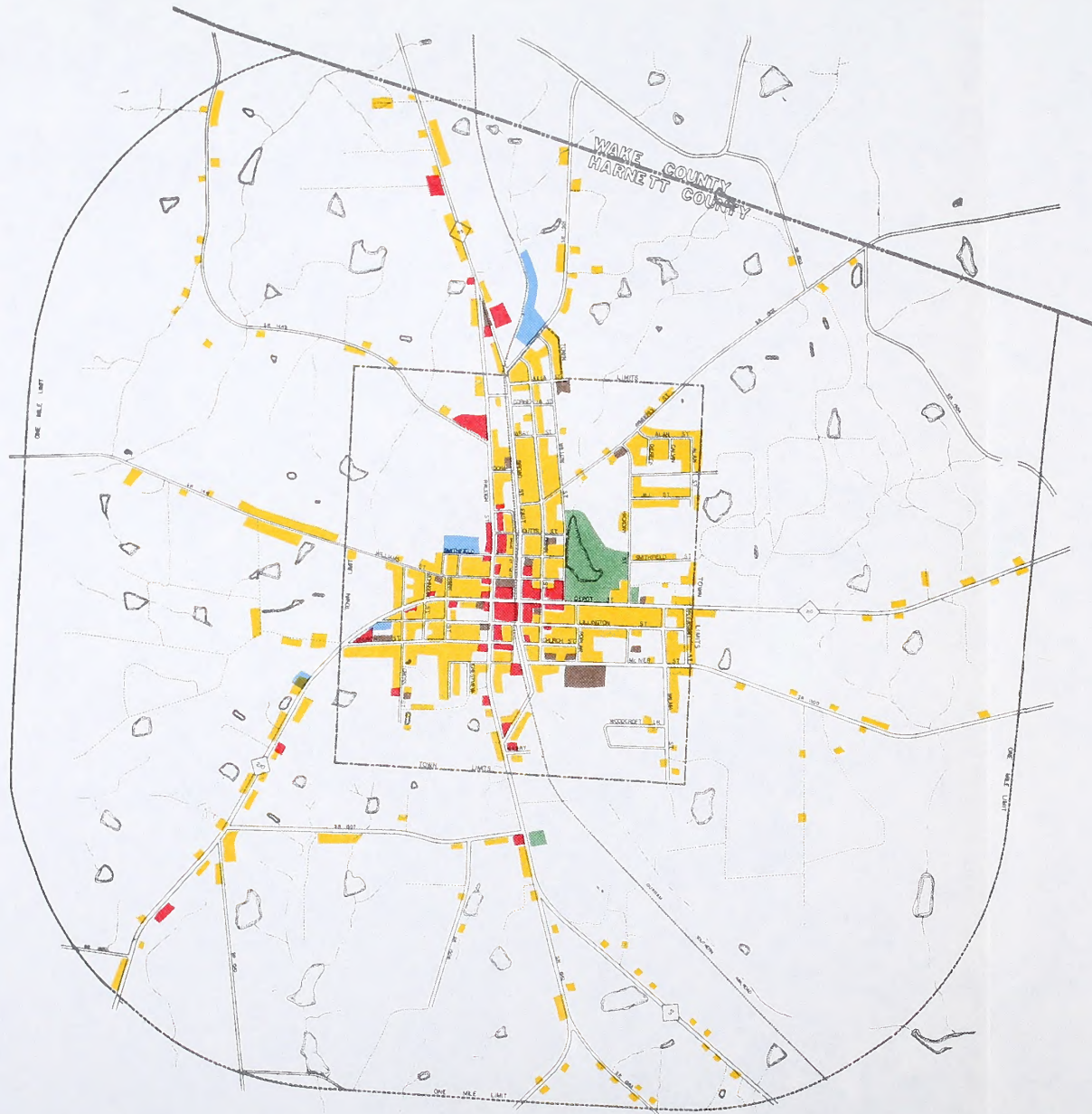
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EXISTING LAND USE NOVEMBER, 1975

LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PARKS/OPEN SPACE
- INSTITUTIONAL



ANGIER NORTH CAROLINA

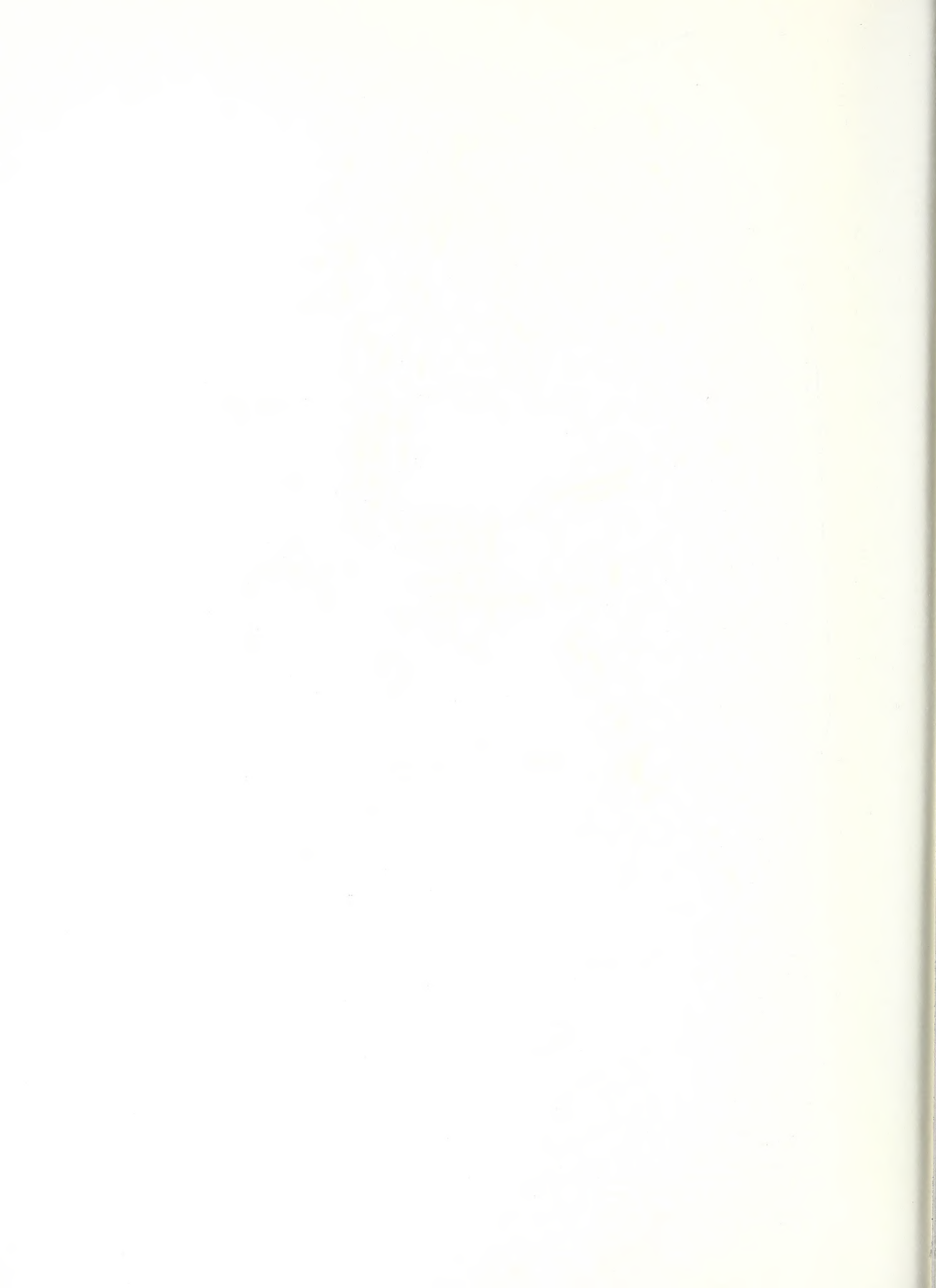


GRAPHIC SCALE
NOVEMBER, 1975

PREPARED BY A COMMITTEE OF THE CITY OF
ANGIER, NORTH CAROLINA
JACK ALLEN, CHAIRMAN
ANGIER, NORTH CAROLINA

LEGEND:
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
PARKS/OPEN SPACE
INSTITUTIONAL

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPT. OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.



State figure (\$12,800). (Refer to Table 13) This seems to indicate that Angier's housing stock is below the state average. It is interesting to note, however, that the percent of substandard housing for the State is nearly sixteen percent and only ten percent for housing in Angier. The 1970 Census indicates that the percent of overcrowded housing for the State is ten percent, whereas it is only one percent in Angier. Housing conditions in Angier appear quite good when compared statistically with the figures for the State of North Carolina.

TABLE 12
HOUSING OWNERSHIP

	Total	White	Negro
Owner Occupied	292	275	17
Renter Occupied	216	175	41
Vacant	40		
Total Units	548		

Source: US Bureau of the Census, General Housing Characteristics, (Washington, 1970).

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TABLE 13

VALUE OF OWNER OCCUPIED HOUSING

Less than \$5,000	18	\$20,000 - 24,000	18
\$ 5,000 - 7,499	58	25,000 - 34,999	5
7,500 - 9,999	43	35,000 - 49,999	0
10,000 - 14,999	65	50,000 or more	0
15,000 - 19,999	50		

Source: US Bureau of the Census, General Housing Characteristics, (Washington, 1970).

COMMERCIAL LAND USE

Commercial land use in Angier is concentrated in the central business district and along Raleigh Street with scattered commercial enterprises in various other areas of the town. The compact central business district, found in a two-block area along Depot Street and Broad Street, is both attractive and commercially viable. The small shops and stores are well-maintained and appear structurally sound as local merchants continue to upgrade their physical appearance. The vacancy rate is quite low indicating that the local economy is basically healthy. As mentioned, various commercial uses are located along Raleigh Street. This street cannot truly be considered a "strip commercial area", however, due to the size and type of commercial enterprise found there. There are few large stores and the range of commercial uses is too great, i.e., everything from a funeral home to a cotton gin. The other commercial uses in the town are not concentrated in any area. There is an occasional automobile service station, fast food restaurant, an automobile dealership, and a grocery store scattered throughout the town. There is no indication of a developing commercial "strip" or a shopping center. At present, most of the commercial land use is concentrated in the central area of Angier, a trend that is expected to continue in the immediate future.

INDUSTRIAL LAND USE

Industrial development has occurred slowly in Angier with the location of only a few, small, non-polluting industries. The existing industrial sites, which are located north of the town limit line, west of Raleigh Street on Smithfield Street, and on the west side of town along State Route 210, consume only a small percentage of the total land area of Angier.

With the exception of the closing of the Comm/Scope industrial plant, the industrial sector of Angier has remained largely stable in recent years. There has been little growth or expansion of existing industrial plants, and no new industrial uses have been attracted to the town. Angier has been selected as a "Governor's Award Community", however, and is receiving assistance from the North Carolina Department of Natural and Economic Resources, Commerce and Industry Division in recruiting new industry. Because of this assistance, Angier's good geographic location, good transportation linkages, and abundant land suitable for industrial development, it is expected that new industrial uses will be attracted to Angier over the next few years.

SOCIAL AND INSTITUTIONAL LAND USE

Social and institutional facilities in Angier include churches, schools, parks, public buildings, and a private swim club. Due to the small size of the town, cultural facilities are limited; but residents can take advantage of a wide range of social and cultural opportunities at nearby Raleigh, Fayetteville, and numerous colleges and universities in the area. Much progress has been made in recent years to enrich the cultural aspects of the town with the construction of the public library, the beginning of work to expand the recreational facilities and the creation of a historic site.

With the aid of Federal Revenue Sharing and Town General Fund Sources, the area east of the Town Lake has been developed into a recreation area complete with a baseball/football field, tennis courts, and various other recreation facilities by the town's people.

A historic site, which presently contains a one-room school house and an old-fashioned well, is being developed by the town's people. As work continues on the site, it is visualized that the area will eventually contain other structures that illustrate life in days-gone-by. Such an ambitious project should greatly enrich the cultural heritage of the town.

Angier is fortunate to have modern and attractive municipal facilities that are conveniently located in the central business district of town. These structures include the Municipal Building, the Post Office Building, the volunteer Fire Department Building, and Rescue Squad Building. The Fire Department and Rescue Squad are efficiently staffed by dedicated volunteers.

The school facilities in Angier are generally considered adequate by state educators, however, there are many aspects of the facilities that are insufficient to meet present and future needs. The gymnasium, auditorium, and lunchroom are considered adequate for present needs, but the school library, music room, art room, and counseling space are deemed inadequate. The new consolidated County High Schools presently under construction should relieve the aspects of Angier Schools that are inadequate.

With the exception of the
Industrial Revolution
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For both spiritual and social development, ten Protestant churches are provided in Angier. The town has no Jewish synagogues or Catholic churches. In small towns like Angier, churches not only serve as religious institutions, but serve as a vital element in the social life of the town as well. Church socials, pot luck dinners, and Bible study groups provide an opportunity for town's people to interact socially. With few indoor facilities for social contact, residents of Angier heavily rely on the churches for their spiritual and social needs.

NATURAL AND UNDEVELOPED LAND USE

Much of Angier's planning area consists of large amounts of vacant and undeveloped land. The areas include farms, woodlands, vacant lots, streams, and bodies of water.

Within the corporate limits, the largest parcels of vacant land exist in the northwest and southern sections. These areas are almost totally devoted to agricultural uses. The remaining vacant land in the northeastern portion of Angier is rapidly being transformed into residential land use.

There are certain natural areas in Angier and the one-mile planning area that are environmentally sensitive and should be preserved in their existing natural state. (Refer to Figure 6.) These natural areas include the stream valley in the northwestern portion of Angier and the stream valley extending from northern Angier through the town lake and south of town. These natural draining basins contain much vegetation and wildlife worthy of preservation. Before man-made development can occur in these areas, dredge and fill work would be required to prevent occasional flooding and standing water. Such alterations of the stream basins would effectively destroy the remaining natural heritage of Angier.

HISTORICAL LAND USE

Angier was examined for buildings and/or sites of historical significance. Within the town and its planning area, the one-room school house that is being preserved in the town park and the old railroad station that has been recently repaired are the only structures of real historical importance in the town. As mentioned, efforts have been made by the town's people to preserve these structures for future generations to enjoy. Due to the relative youth of the town, there are no other sites or structures that need to be preserved as historical monuments in Angier.

STREETS AND TRAFFIC

The street and traffic system evolves as a major land use in Angier. This system, based on a grid layout, is present sufficient to meet the existing traffic demands of the town. State Route 55 serves as the main

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LEGEND

—	PROPERTY LINE
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—	RAILROAD
—	ROAD
—	WATERWAY
—	RAILROAD
—	ROAD

THE PREPARATION OF THIS MAP WAS FINANCED IN A URBAN PLANNING GRANT FROM THE DEPT. OF HOUSING DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 702 THE ACT OF 1954, AS AMENDED.

NATURAL DRAINAGE BASIN

LEGEND

APPROXIMATE LIMIT OF NATURAL DRAINAGE BASIN

ANGIER

WATERWAY



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FIGURE 1

For the purpose of this study, the following data were collected from the various sources mentioned above. The results are presented in the following table.

The data were collected from the various sources mentioned above. The results are presented in the following table.

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NATURAL STREAM BASINS

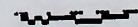
LEGEND

APPROXIMATE LIMITS OF NATURAL
STREAM BASINS



ANGIER

NORTH CAROLINA



GRAPHIC SCALE
NOVEMBER, 1975

PREPARED BY: J. L. HARRIS, JR., CIVIL ENGINEER
FOR: TOWN OF ANGIER, NORTH CAROLINA

LEGEND

— TOWN LIMIT
— COUNTY LINE
— ROAD
— RAILROAD
— WATER

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 703 OF THE HOUSING ACT OF 1954, AS AMENDED.

FIGURE 6

north-south artery with State Route 210 serving as the east-west arterial route. All the streets and roads within Angier and its planning area are fairly well maintained. There are no State programs designated to improve road or highway conditions in and around Angier in the next several years. The street and traffic system then is expected to remain basically the same for some time to come.

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In our personal lives, day-to-day actions are directed by certain attitudes and perspectives that guide us from where we are today to where we are going. These goals and objectives, although usually unspoken and unspoken, never-the-less have a profound effect upon our lives. Likewise a community's goals for its future, greatly affect the way it develops.

Even though our lives are indirectly affected by our personal goals and objectives, there is little room to suppose that is written form since few people other than oneself are affected by them. In the case of a community, however, everyone's life is directly affected by the community goals and objectives. Decisions made today not only affect our lives, but affect the lives of future generations as well. Community goals, then, should be written and should guide daily decisions made by the local leaders.

The following goals and objectives have been developed to help the town of Angier grow in a manner that is orderly and in keeping with the wishes of the town's residents.

GOAL: TO ACHIEVE A COHESIVE, WELL-PLANNED DEVELOPMENT IN ANGIER, THAT IS MOST SUITABLE FOR THE LAND AND COMFORTABLE WITH EXISTING USES.

Objectives:

PART III

GOALS AND OBJECTIVES

1. Encourage the development of Angier in a manner which is in keeping with the principles of good planning.

GOAL: TO PROVIDE A HEALTHY AND LIVING ENVIRONMENT FOR ALL RESIDENTS.

Objectives:

1. Encourage the development of Angier in a manner which is in keeping with the principles of good planning.
2. Encourage the development of Angier in a manner which is in keeping with the principles of good planning.
3. Encourage the development of Angier in a manner which is in keeping with the principles of good planning.
4. Encourage the development of Angier in a manner which is in keeping with the principles of good planning.
5. Encourage the development of Angier in a manner which is in keeping with the principles of good planning.

GOAL: TO PROVIDE FOR A VARIETY OF ATTRACTIVE, ECONOMICALLY VIABLE COMMERCIAL ACTIVITIES THAT ARE ENVIRONMENTALLY SUITABLE TO THE COMMUNITY.

In our personal lives, day-to-day actions are directed by certain attitudes and perspectives that guide us from where we are today to where we are going. These goals and objectives, although usually unwritten and unspoken, never-the-less have a profound effect upon our lives. Likewise a community's goals for its future, greatly effect the way it develops.

Even though our lives are so greatly effected by our personal goals and objectives, there is little need to express them in written form since few people other than oneself are effected by them. In the case of a community, however, everyone's life is directly effected by the community goals and objectives. Decisions made today not only effect our lives, but effect the lives of future generations as well. Community goals, then, should be written and should guide daily decisions made by the town leaders.

The following goals and objectives have been developed to help the town of Angier grow in a manner that is orderly and in keeping with the wishes of the town's residents.

GOAL: TO ACHIEVE CONSTRUCTIVE, WELL-PLANNED DEVELOPMENT IN ANGIER, THAT IS MOST SUITABLE FOR THE LAND AND COMPATIBLE WITH EXISTING USES.

Objective:

1. Encourage the development and implementation of sound planning principles.

GOAL: TO PROVIDE A DECENT HOME AND LIVING ENVIRONMENT FOR ALL RESIDENTS.

Objectives:

1. Protect existing residential neighborhoods from the intrusion of incompatible uses.
2. Encourage the development of housing in varying sizes and costs to meet the needs of all income groups within the community.
3. Encourage the development of new housing in areas which can be most efficiently served by public utilities.
4. Encourage strict enforcement of building codes, subdivision regulations, and the zoning ordinance.
5. Encourage the improvement of living conditions in existing dilapidated and substandard housing.

GOAL: TO PROVIDE FOR A VARIETY OF ATTRACTIVE, ECONOMICALLY VIABLE COMMERCIAL ACTIVITIES THAT ARE CONVENIENTLY LOCATED TO SERVE CONSUMER NEEDS.

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Objectives:

1. Through continuing rehabilitation of existing structures and beautification efforts, encourage the economic well being of the central business area.
2. Encourage the development of attractive, convenience type neighborhood shopping areas with adequate off-street parking.

GOAL: TO STRENGTHEN THE COMMUNITY'S ECONOMIC BASE THROUGH THE ENCOURAGEMENT OF NON-POLLUTING INDUSTRIAL GROWTH IN AREAS WITH SUITABLE LOCATION AND QUALITIES.

GOAL: TO ENCOURAGE THE GROWTH AND EXPANSION OF THE SOCIAL, CULTURAL, AND RECREATIONAL OPPORTUNITIES.

Objectives:

1. Encourage the continuing development of the historic site in the park.
2. Encourage the development of a year-round recreational program for people of all ages.
3. Encourage the development of indoor entertainment centers.

GOAL: TO PROTECT AND PROMOTE THE NATURAL ENVIRONMENT AND PRIME AGRICULTURAL LANDS.

Objectives:

1. Prevent the needless destruction of wildlife and natural vegetation along the streams and ponds by development.
2. Prevent the unnecessary despoliation of prime agricultural lands by development.
3. Encourage the development of good conservation practices for areas with natural beauty and wildlife.

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43. 2054-2055

The following land use plan is a written and graphic description of a recommended community development pattern for Angier, based on information provided in the preceding sections of this study. The plan attempts to portray orderly and systematic growth by considering various elements that influence efficient land use. Such elements including compatibility of land uses, topographic and geographic limitations, environmentally sensitive areas, capabilities of public utilities and services, areas of historic significance, and existing land uses were considered. The plan, which is the culmination of an intensive study, is a useful tool to guide the development of efficient land use in the town of Angier.

PART IV

LAND USE PLAN

The following land use plan is a written and graphic description of a recommended community development pattern for Angier, based on information provided in the preceeding sections of this study. The plan attempts to portray orderly and systematic growth by considering various elements that influence efficient land use. Such elements including compatibility of land uses, topographic and geographic limitations, environmentally sensitive areas, capabilities of public utilities and services, areas of historic significance, and existing land uses were considered. The plan, which is the culmination of an intensive study, is a useful tool to guide the development of efficient land use in the town of Angier.

The residential development should be located in the area west of the main road to beyond the town limits and in the area north of Church Street and west of Raleigh Street. (Refer to Figure 2-1)

The residential area of Angier is subject to the developmental constraints and is servicable by public utilities. The area is ideally suited for dense low housing units of the one and two-story single detached or semi-detached, multi-family dwellings, moderately spaced single-family dwellings, and mobile homes in suitable form within the appropriate housing types in this area.

The area north of Church Street and west of Raleigh Street is well suited for the development of large-lot, single-family dwellings. Such a land use would have an impact on existing land use patterns in the area. The area is subject to the developmental constraints and is servicable by public utilities.

The land area between Church Street, Raleigh Street, and Winderly Street is beyond the town limits. This area is suitable for a mix of residential land uses. In keeping with existing residential land use in the area, single-family and multi-family housing is appropriate in a mix of price ranges. Mobile homes in suitable form could also appear to be a compatible land use provided that enough buffers are included. The area is subject to the developmental constraints and is servicable by public utilities.

The land between Winderly Street, Church Street, and State Route 158 is beyond the town limits. It is appropriate for the development of large-lot, single-family dwelling units. Such land use continues the existing pattern of development in the area in an efficient manner. With the exception of the stream valley bisecting the area, there are no developmental constraints. The area is servicable by public utilities.

Residential development should be prohibited in the stream basin originating at State Route 158 south of town and flowing westward. It should also be prohibited in the stream basin flowing from northward of Angier, through the town limits, and to the southeast. These stream basins are subject to periodic flooding, and represent areas of environmental concern.

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RESIDENTIAL DEVELOPMENT

Residential growth is expected to occur in Angier during the next two decades. The actual rate of growth cannot be accurately projected, however, due to many external variables that remain a mystery. For example, the extent of industrial expansion, the availability of gasoline for commuters, and other factors that could have a dramatic effect on residential growth are unknown.

For the purposes of this land use plan, it is assumed that residential growth of a substantial quantity will occur because of Angier's good geographic location and transportation linkages. It is, therefore, the responsibility of this plan to suggest where the growth should and should not occur.

New residential development should be located in the area east of Willow Road to beyond the town limits and in the area south of Church Street and west of Raleigh Street. (Refer to Figure 7.)

The southwestern area of Angier is subject to few developmental constraints and is serviceable by public utilities. The area is ideally suited to meet the housing needs of the low and moderate income residents of the community. Multi-family dwellings, moderately priced single-family dwellings, and mobile homes in mobile home parks are appropriate housing types in this area.

The area south of Depot Street and west of Poplar Street is well suited for the development of large-lot, single-family dwellings. Such a land use would serve to extend developing land use patterns in the area. The area is subject to few developmental constraints and is serviceable by public utilities.

The land area between Depot Street, Hickory Street, and Wimberly Street to beyond the town limits is suitable for a mix of residential land uses. In keeping with existing residential land use in the area, single-family and multi-family housing is appropriate in a mix of price ranges. Mobile homes in mobile home parks also appear to be a compatible land use provided that proper buffers are included. The area is subject to few developmental constraints and is serviceable by public utilities.

The land between Wimberly Street, Broad Street, and State Route 1501 to beyond the town limits is appropriate for the development of large-lot, single-family dwelling units. Such land use continues the evolving pattern of development in the area in an efficient manner. With the exception of the stream valley bisecting the area, there are few developmental constraints. The area is serviceable by public utilities.

Residential development should be prohibited in the stream basin originating at State Route 55 north of town and flowing westward. It should also be prohibited in the stream basin flowing from northeast of Angier, through the town lake, and to the southeast. These stream basins are subject to possible flooding, and represent areas of environmental concern.

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THE PREPARATION OF THIS MAP WAS FINANCED IN URBAN PLANNING GRANT FROM THE DEPT. OF HOUSING DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 101 (C) OF THE ACT OF 1954, AS AMENDED.

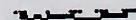
LAND USE PLAN

LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PARKS/OPEN SPACE/CONSERVATION
- INSTITUTIONAL
- AGRICULTURAL/LOW DENSITY RESIDENTIAL



ANGIER NORTH CAROLINA



GRAPHIC SCALE

NOVEMBER 1998

PREPARED BY: ALL INFORMATION OF PUBLIC RECORD
 COUNTY OF ANGLER
 COUNTY CLERK'S OFFICE
 1000 N. 10TH ST.
 ANGLER, NC 27501

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FIGURE 7

It is unfeasible to service the area beginning along State Route 55 north of Angier and extending along the western side of town to State Route 210 with public sewers due to the slope of the land. Sewers in that area would require expensive and inefficient pumping stations to connect it with the town's wastewater system. For this reason, residential development in the area should either be of a large lot type with private septic tanks or should be discouraged altogether.

Concentrated residential development in the area of the map designated Agricultural/Low Density Residential should be avoided. For the most part, this area is composed of prime agricultural land that should not be developed. Further, the extension of public utilities into the area would be prohibitively expensive.

Residential development should be avoided in commercial and industrial areas due to incompatibility of such uses.

COMMERCIAL DEVELOPMENT

Over the next twenty years, commercial development in Angier will occur at a rate compatible with the town's growth rate. As stated earlier, it is assumed that the population of Angier will eventually experience substantial growth due to the town's geographic location and good transportation linkages. It is the function of this plan to determine where the future commercial growth should and should not occur.

New commercial development should be encouraged in the central business area. The central business district is economically viable today; but with the inclusion of new commercial enterprises on the vacant lots in the area, the central business can have even greater shopper appeal. There are no significant geographical, ecological, or topographical constraints on development in the area. Existing public utilities in there are adequate to service the additional development.

Commercial development should be encouraged in the area north of State Route 1449 along Raleigh and Broad Streets. A new grocery store is presently located there, giving the area a commercial character. The site is well located for good traffic circulation and is subject to few developmental constraints, except where there are steep banks sloping to the adjacent stream. Most of the area is serviceable by public utilities.

A site on the southern portion of Angier surrounded by McIver, Raleigh, and Broad Streets should be developed as a commercial area. The location provides good traffic circulation and is accessible to the central business district. There are few developmental constraints for the area and it is serviceable by existing public utilities.

Commercial development should be encouraged along the western side of Raleigh Street between State Route 1449 and Smithfield Street. Much commercial development already exists along Raleigh Street so other forms of development would be incompatible with the existing land use. The area is afforded good traffic circulation and is serviceable by existing public utilities.

New commercial land uses should not be permitted in existing or recommended residential areas. It should not be permitted in areas recommended for conservation, open space, and recreational uses. Commercial development should not be permitted to occur in areas recommended for agricultural uses. Finally, commercial land uses should not be permitted in areas recommended for industrial development.

INDUSTRIAL DEVELOPMENT

With Angier's involvement in the "Governor's Award Program," its geographical location, minor developmental constraints, and good rail and highway linkages; the assumption is made that the town will experience industrial growth and development over the next twenty years. It is the function of this plan to recommend where industrial growth should and should not occur. There are several factors that effect where industrial growth should occur, however, they include:

1. Topographic Conditions. Industries should be located on sites that are relatively level, well drained, and not subject to flooding.
2. Availability of Municipal Facilities and Services. Industrial sites should be either in or near the corporate limits where municipal facilities and services, such as public water and sewer and fire protection are either provided or can be provided at reasonable cost.
3. Transportation Facilities. Industries should be located where railroad and highway access is available.
4. Living-Work Relationship. Industries should be within easy commuting distance of residential areas and accessible to arterial traffic routes.
5. Environmental Impact. Industries should be located in areas where a minimal amount of environmental damage will be done.

Based on the preceeding criteria industrial growth should be encouraged at the existing sites and in a large area in the southern portion of Angier.

Land of sufficient size and area should be provided for the possible future expansion of the Blue Bell plant, the Angier Knitting Mills, the Sorensen-Christian plant, and the Comm/Scope plant. These industrial areas

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meet the listed criteria and are adequately served by public utilities.

New industrial development should be located in an area along the southern town limits extending eastward to the Durham and Southern Railroad tracks and south to State Route 1507. The site has suitable rail and highway access for transporting parts and finished products. There is good traffic circulation in the recommended area. The area is fairly level, but well drained. Finally, it is serviceable by public utilities. This recommended area along with the vacant Comm/Scope plant should serve to meet the needs of an expanding industrial base in Angier.

RECREATIONAL DEVELOPMENT

As the population of Angier grows, so do the recreational needs of the growing population. The new park area, presently under construction, should adequately meet the recreational needs of the existing population, but it is important to prepare now for the increased recreation needs of the not so distant future. It is the function of this plan to recommend where recreational development should and should not occur.

Recreational development should occur in connection with new mobile home parks and residential subdivisions. A provision could be written into a subdivision ordinance requiring the dedication of land in new mobile home parks and subdivisions for public parks. In this manner, the town can obtain land, free of cost, for future recreational development needs. Mobile home parks and residential subdivisions are good locations for parks since recreational facilities would be provided in areas where people reside.

Recreational development should also occur along the two previously mentioned stream valleys. As suggested, these areas are not suitable for urban development but would be ideal for low intensity recreational usage.

Limited activities such as hiking and bicycling would not only expand the recreational opportunities in the community but would do little damage to the natural environment. With proper care given, picnicking could also be encouraged without serious environmental impact. The town should begin at once to secure and protect the stream valleys. In this way, unnecessary urban development can be prevented in an area of environmental concern and future recreational needs can be provided for in part.

Public recreational development should not occur in areas that are remote from residential developments, in areas that are adjacent to arterial traffic routes, and in areas having dangerous physical characteristics. It is the purpose of public parks and recreation areas to provide for the recreational needs of the community in a safe and healthful environment.

It should be the concern of all citizens that new recreational areas be adequately located and supervised to insure safety for users of all ages. Recreational sites that should not be located in industrial areas, at highway intersections, in areas having cliffs or steep grades, and should not be at unobserveable, remote sites.

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This section contains various techniques which may be used by the town of Angier in the implementation of the recommendations made in this plan.

CONCLUSION

Angier, the process of extending the limits of municipal government is a useful tool in accomplishing the goals of this plan. It is desirable for development which occurs at urban limits to be included within the corporate limits so that the development can be closely monitored and so that public services and utilities can be extended in an efficient manner. Angier should be given special consideration when significant amounts of urban development are proposed outside the corporate limits.

As public laws, plans and subdivision plats are being reviewed by the Planning Board and Board of Commissioners, consideration should be given to whether each development is suitable for inclusion.

PART V

IMPLEMENTATION

Planning, building, planning, electrical, and fire codes are an important part of any planning program. Properly enforced, they insure adequate health, sanitation, and safety standards for community living. The State of North Carolina has adopted such codes and encourages municipalities to adopt and enforce them.

SUBDIVISION REGULATIONS

Subdivision regulations are those that proper design standards are met as new streets are developed and that necessary improvements are provided in the subdivision. The town must be assured that sanitary systems will function properly, that overhead power, storm drainage, curbing, and other improvements will be properly installed, and that adequate parking will be provided for property line savings. The chief benefit of such regulations is that they ensure that the proper design standards are met and that the town has the opportunity to correct possible problems with the proposed development before it is actually constructed.

zoning

Zoning regulations are particularly important in shaping land development. A zoning ordinance is used to ensure that land use is properly located with respect to the character of the community and to ensure that each type of use, and that the density of development is compatible with the natural and man-made environment.

This section discusses various techniques which may be used by the town of Angier to aid in accomplishing the recommendations made in this plan.

ANNEXATION

Annexation, the process of extending corporate limits of municipalities, is a useful tool in accomplishing the goals of this plan. It is desirable for development which occurs at urban densities to be included within the corporate limits so that the development can be closely monitored and so that public services and utilities can be extended in an efficient manner. Annexation should be given special consideration when significant amounts of urban development are proposed outside the corporate limits.

As mobile home parks and subdivision plots are being reviewed by the Planning Board and Board of Commissioners, consideration should be given to whether such development is suitable for annexation.

CODES

Housing, building, plumbing, electrical, and fire codes are an important part of any planning program. Properly enforced, they insure adequate health, sanitation, and safety standards for community living. The State of North Carolina has adopted such codes and encourage municipalities to adopt and enforce them.

SUBDIVISION REGULATIONS

Subdivision regulations can insure that proper design standards are met as new areas are developed and that necessary improvements are provided in the subdivision. New home owners are assured that sanitary systems will function properly, that promised paving, storm drainage, curbing, and other improvements will be properly installed, and that accurate markers will be provided for property line surveys. The chief benefit of such regulations is that preconstruction review grants decision makers the opportunity to correct possible problems with the proposed development before it is actually constructed.

ZONING

Zoning regulations are particularly important in shopping land development. A zoning ordinance helps to insure that land uses are properly located with respect to one another, that sufficient land is available for each type of use, and that the density of development is compatible with the natural and man-made environment.

CITIZEN PARTICIPATION

In an effort to make the plan an effective tool for community growth, citizen participation should be encouraged. This should be a continuing process in which community goals and objectives are constantly reviewed and updated.

PLANNING BOARD

The Planning Board is the key element in the preparation, administration, and implementation of planning documents. Questions relating to the implementation of this land development plan should be submitted to the Angier Planning Board for review and comment.

PART VI

ENVIRONMENTAL ASSESSMENT STATEMENT

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In an effort to
control the
growth of the
city, the
city council
has decided
to limit the
number of
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ENVIRONMENTAL ASSESSMENT STATEMENT

During the past several years, environmental legislation on the Federal, State, and local governmental levels has been passed to ensure that an environment of high quality will be maintained as development occurs. This plan has been designed with the intent of maintaining environmental protection. The following environmental conditions are hereby declared the plan will have on the environment if it is carefully implemented.

Abstract

This study defines a pattern of orderly and systematic growth for the town of Taylor and the counties around using an analysis of physical, economic, and social conditions, local conditions and desires, and basic urban planning principles.

Environmental Effects

PART VI

ENVIRONMENTAL ASSESSMENT STATEMENT

1. Development of open space, flood plains, stream banks, and prime agriculture land.
2. High density development and activities generating large volumes of traffic are located adjacent to existing arterial transportation routes.
3. High efficient use of land is being encouraged.
4. Encouragement of good ethical standards and overall community appearance.
5. Upgrading of the ill-planned neighborhood is being encouraged.
6. Protection of public water and sewer systems is encouraged for all residential developments throughout all urban conditions. Development will be allowed only at very low densities to allow for water to meet its pollution. The city should encourage the use of water in urban areas and with military aspects. The land use planning is to be in the form of the city's ability to protect other type development.
7. Adequate environmental controls will be placed on air, pollution, and noise and being encouraged and controlled where possible through the enforcement of air quality and regulation of land use.

ENVIRONMENTAL ASSESSMENT STATEMENT

During the past several years, considerable legislation on the federal, state, and local governmental levels has been passed to assure that an environment of high quality will be maintained as development occurs. This plan has been designed with the intent of maximizing environmental protection. The following discussion outlines the general impacts the plan will have on the environment if it is carefully implemented.

Abstract

This study defines a pattern of orderly and systematic growth for the town of Angier and its environs based upon an analysis of physical, economic, and social conditions, local traditions and desires, and basic urban planning principles.

Environmental Effects

Beneficial Effects:

1. Preservation of open space, flood plains, stream banks, and prime agriculture land.
2. High density development and activities generating large volumes of traffic are located adjacent to existing arterial transportation routes.
3. More efficient use of land is being encouraged.
4. Encouragement of good visual aesthetics and overall community appearance.
5. Upgrading of the blighted neighborhood is being encouraged.
6. Provision of public water and sewer services is advocated for all residential development occurring at urban densities. Development will be allowed only at very low densities in areas not served by public utilities. This will minimize potential dangers to ground or surface water and will militate against ill-planned developments occurring in excess of the environment's capacity to assimilate urban type development.
7. Adverse environmental impacts such as excess noise, pollution, and odors are being considered and minimized where possible through the recommended use of buffers and separation of incompatible types of land uses.

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Adverse Effects:

1. As new development occurs, some natural vegetation will be destroyed. There will also be some increases in storm water run-off as well as increased quantities of sewer effluent and solid waste.
2. As additional development occurs, some open space and agricultural land will be consumed.
3. Construction of new utility lines and streets will cause some short term adverse environmental impacts such as dust, sedimentation, and destruction of natural vegetation.

Unavoidable Adverse Environmental Effects

Effects of development which cannot be avoided entirely will be the loss of natural vegetation, increases in storm run-off and waste products, and the loss of some agricultural land.

Alternatives

Growth occurring without a land use plan could result in excessive destruction of limited natural resources and environmentally sensitive areas.

Alternative arrangements of land use were considered prior to arriving at those recommended in the Land Use Plan. The recommended arrangement was felt to be preferable from an environmental standpoint because:

- (a) the development is compact
- (b) development is limited to those areas serviceable by public utilities
- (c) industrial uses are suggested in areas where they can be isolated from incompatible land uses

Relationship Between Short-Term Uses of the Environment and Maintenance of Long-Term Productivity

This plan proposes orderly and systematic growth which will encourage efficient land use and protection of natural features. Although some farm land and unused vacant areas will be built-up in coming years, the urban development will be efficiently planned and constructed, leaving undisturbed the rural character of much of the planning area and regions beyond its boundaries.



Irreversible and Irretrievable Commitments of Resources

The conversion of agricultural and wooded lands to urban uses cannot be reversed; however, a compact form of growth will minimize as much as possible the effects of the loss of the above lands in the planning area.

Applicable Federal, State, and Local Controls

Federal: National Environmental Policy Act of 1969

Land and Water Conservation Fund Act of 1964

Environmental Quality Act of 1970

Flood Disaster Protection Act of 1973

Executive Order 11514, March, 1970, Protection and Enhancement of Environmental Quality

Executive Order 11593, May, 1971, Protection and Enhancement of the Cultural Environment

Rural Development Act of 1972

State: Water Use Act of 1967

Planning and Regulation of Development, Chapter 160A, Article 19

Soil Conservation District Law of 1937

Sedimentation Pollution Control Act of 1973

North Carolina Environmental Policy Act of 1971

"Rules and Regulations Governing the Control of Air Pollution,"
January 21, 1972

"Rules and Regulations, Classifications, and Water Quality
Standards Applicable to the Surface Waters of NC"
October 13, 1970

"Rules and Regulations Providing for the Protection of Public
Water Supplies," August 26, 1965; amended September 19, 1968

"Rules and Regulations Governing the Disposal of Sewage from
any Residence, Place of Business or Place of Public Assembly
in North Carolina," 8/26/71; 1/8/74

Transcript of the
The following is a transcript of the
deposition of [Name] taken on [Date]
at [Location]

Exhibit A
[Name]

[Faint, illegible text, likely the body of the deposition or transcript]

Local: Zoning Ordinance
 Subdivision Regulations
 Building and Housing Codes

Mitigation Measures

The adoption and use of the plan by public and private groups and participation by the citizenry will mitigate adverse environmental effects. Continued enforcement and updating of all planning reports will also assist the community in this regard.

Problems and Objectives Raised by Other Agencies

There have been no problems or objectives raised by other agencies or organizations at this time.

Prepared for Town of Angier
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Robert Ogburn, Manager

Town Board of Commissioners
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L. I. Ogburn
Earl Price
Joe Stephenson

Town Planning Board
Charles Nordan, Chairman
Clinton Adams
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Prepared by. North Carolina Department of Natural
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